

**DRAFT MINUTES FOR THE SPECIAL MEETING OF THE
CITY OF COMPTON OVERSIGHT BOARD**

**CITY OF COMPTON
CITY HALL COUNCIL CHAMBERS
205 S. WILLOWBROOK
COMPTON, CALIFORNIA 90220**

**Thursday, May 10, 2012
10:00 a.m.**

I. CALL TO ORDER

Rhonda Rangel, Oversight Board Staff, called the meeting to order at 10:10 a.m.

ROLL CALL

Present: Board Member "Sweet" Alice Harris,
Board Member Jesús Escandón
Board Member Jose Martinez
Board Member Jesenia Sanchez
Board Member Deborah Willard
Board Member Harold C. Williams

Absent: Board Member Dr. Keith Curry

II. ADMINISTRATIVE MATTERS

1. Self-introductions of newly appointed Oversight Board members and staff.

Board Members Harris, Escandón, Martinez, Sanchez, Willard and Williams provided brief introductions and the following staff members were also introduced:

- Yvonne Arceneaux, Councilwoman District 3
- Bryan Batiste, City Manager
- Craig Cornwell, City Attorney
- Stephen Ajobiewe, City Controller
- Douglas Sanders, City Treasurer
- Dr. Kofi Sefa-Boakye, Successor Agency Director
- Michael Antwine, Deputy Redevelopment Director
- Rhonda Rangel, Los Angeles County Board of Supervisors acting as Secretary to the Compton Oversight Board

2. Election of Chair and Vice-Chair

The floor was opened for nominations for Chair.

On motion of Board Member Willard, seconded by Board Member Escandón, unanimously carried, with Board Member Curry being absent, Board Member Sanchez was elected as the Chair of the Lynwood Oversight Board.

The floor was opened for nominations for Vice-Chair.

On motion of Chair Sanchez, seconded by Board Member Williams, unanimously carried, with Board Member Curry being absent, Board Member Harris was elected as the Vice-Chair of the Lynwood Oversight Board.

3. Request the Chair to give a brief overview of duties and procedures of the Compton Oversight Board.

Dr. Kofi Sefa-Boakye, Successor Agency Director, provided a brief background on the role of the Oversight Board to review the Recognized Obligation Schedules (ROPS) for the period of January 1, 2012 through June 30, 2012 and July 1, 2012 through December 31, 2012. He added that the Board is charged with reviewing the items and activities listed on the ROPS.

Rhonda Rangel, Oversight Board Staff, reviewed a handout disseminated to the Board titled "Redevelopment Dissolution Oversight Board, Guidance to Members at Initial Oversight Board Meetings" which gives a brief list of important actions that Board Members must take beginning with their initial meetings. Ms. Rangel also reminded the Board Members that a training webinar is available online and she will send the Board Members the link to the training site.

4. Designation of a contact person who shall serve as the point of contact for the State Department of Finance inquiries.

Rhonda Rangel, Oversight Board Staff, clarified that the Board can designate another Board Member as the contact person, a City Staff Member, or the person that has currently been communicating with the Department of Finance.

On motion of Board Member Martinez, seconded by Vice Chair Harris, unanimously carried, with Board Member Curry being absent, the Board

approved to designate Bryan Batiste, City Manager as the contact to the Department of Finance.

5. Approval of Oversight Board Rules and Procedures.

Rhonda Rangel, Oversight Board Staff, stated the Board had the option to adopt the *Procedural Rules for Oversight Boards Based on Robert's Rules of Order (Abridged) and in Compliance with the Brown Act and ABX1 26* prepared by Los Angeles County Counsel or create and adopt their own Rules and Procedures.

On motion of Board Member Williams, seconded by Board Member Escandón, unanimously carried, with Board Member Curry being absent, the Board approved the *Procedural Rules for Oversight Boards Based on Robert's Rules of Order (Abridged) and in Compliance with the Brown Act and ABX1 26*.

6. Establishment of dates, times, and location of the regular meetings of the oversight board.

The Board discussed meeting dates and frequency. The next meeting is scheduled for June 20, 2012.

By Common Consent, there being no objection (Board Member Curry being absent), the Board unanimously approved that the regular meetings will take place every third Wednesday of each month at 10:00 a.m. in the City Council Chambers.

III. RECOMMENDATIONS

7. Recommendation: Review and Approval of the Recognized Obligation Payment Schedules (ROPS) for the period of January 1, 2012–June 30, 2012

Dr. Kofi Sefa-Boakye, Successor Agency Director, provided a brief historical overview of the City of Compton in relations to its Recognized Obligation Payment Schedule (ROPS). He also informed the Board of the Department of Finance role and the process in the approval of the ROPS.

Bryan Batiste, City Manager, also spoke briefly on the role of the City Council as the Successor Agency.

Due to time constraints of Board Members, Chair Sanchez suggested that the Board ask clarifying questions on individual items, rather than reviewing the ROPS line by line. Michael Antwine, Deputy Redevelopment Director, answered

questions posed by the Board. Mr. Antwine added that the July 1, 2012 through December 31, 2012 ROPS will not have any Pass through Payments, as the County is automatically doing this.

Craig Cornwell, City Attorney, informed the Board that Line Item 57-First Time Project: Homebuyers Rehabilitation Program, Payee: Jose Martinez, on the January 1, 2012–June 30, 2012 ROPS for Line Item 57, will need to be voted on separately with Board Member Martinez recusing himself from the discussion, and vote.

On motion of Board Member Willard, seconded by Vice Chair Harris, unanimously carried, with Board Member Curry being absent, the Board approved the Recognized Obligation Payment Schedules (ROPS) for the period of January 1, 2012–June 30, 2012 with the exception of Line Item 57-First Time Project: Homebuyers Rehabilitation Program, Payee: Jose Martinez.

On motion of Board Member Willard, seconded by Vice Chair Harris, unanimously carried, with Board Members Curry and Martinez being absent, the Board approved Line Item 57-First Time Project: Homebuyers Rehabilitation Program, Payee: Jose Martinez on the Recognized Obligation Payment Schedules (ROPS) for the period of January 1, 2012–June 30, 2012

8. Recommendation: Review and Approval of the Recognized Obligation Payment Schedules (ROPS) for the period of July 1, 2012 – December 31, 2012

Dr. Kofi Sefa-Boakye, Successor Agency Director, stated that the ROPS for the period of July 1, 2012 through December 31, 2012 was the same as the previous ROPS with the exception that there are no Statutory Payments.

On motion of Vice Chair Harris, seconded by Board Member Willard, unanimously carried, with Board Member Curry being absent, the Board approved the Recognized Obligation Payment Schedules (ROPS) for the period of July 1, 2012–December 31, 2012.

9. Recommendation: Review and approve the Successor Agency Administrative Budget

Michael Antwine, Deputy Redevelopment Director, provided an overview of the Successor Agency's Administrative Budget and answered questions posed by the Board. Chair Sanchez asked for clarification on the legal services for the Successor Agency listed on the Administrative Budget and whether the Board

would retain legal services as well. Mr. Antwine stated that the Budget can be amended to include legal counsel for the Board. Craig Cornwell, City Attorney, briefly discussed the role of the legal counsel for the Successor Agency.

Rhonda Rangel, Oversight Board staff, referred the Board to a memo dated May 3, 2012 title "Miscellaneous Clarifications" from the County of Los Angeles Department of Auditor–Controller explaining that independent legal counsel for the Board should not be a separate item on the Recognized Obligation Payment Schedules (ROPS) and should be part of the Successor Agency's Administrative Budget. However, if the fees are within the administrative budget allowance, the legal fees will be allowed to remain as a separate line item on the ROPS.

On motion of Vice Chair Harris, seconded by Board Member Willard, unanimously carried, with Board Member Curry being absent, the Board approved the Successor Agency Administrative Budget.

10. Recommendation: Approval to transfer the housing functions of the former Redevelopment Agency and all real estate assets.

Michael Antwine, Deputy Redevelopment Director, provided an overview of the Housing Asset Transfer List disseminated to the Board and answered questions posed by the Board. Mr. Antwine added that once the assets are transferred back to the City of Compton, a land analysis and evaluation will be done and the information will be brought back to the Board.

On motion of Vice Chair Harris, seconded by Board Member Williams, unanimously carried, with Board Member Curry being absent, the Board approved to transfer the housing functions of the former Redevelopment Agency and all real estate assets.

IV. DISCUSSION ITEMS

11. Initiate process for retaining Legal Counsel Services.

Chair Sanchez opened up the floor for recommendations on retaining legal counsel for the Board. Board Member Williams asked for information on what other Oversight Boards have been doing to retain legal counsel. Rhonda Rangel, Oversight Board Staff, stated that several Oversight Boards have created Ad-Hoc Subcommittee's with the role of directing City Staff to send out a Request for Quotation (RFQ) and then reviewing submitted RFQ's with a final recommendation to the Board.

Following discussion, by common consent, there being no objection, Board Member Willard and Martinez volunteered to serve on the Ad-Hoc

Subcommittee and will work with City Staff on the Request for Quotation (RFQ) for legal counsel and report back at the next meeting.

IV. MISCELLANEOUS

12. Matters not on the posted agenda (to be Presented and Placed on the Agenda of a Future Meeting)

Board Member Williams requested that written staff reports be provided for agenda items being presented.

13. Public Comment

There was none.

14. Adjournment

The meeting was adjourned at 11:35 a.m. The next meeting is scheduled for June 20, 2012 at 10:00 a.m. in the Compton City Hall Council Chambers.